

PLAT OF CAVALERO HILLS, DIV. NO. 1

A PORTION OF G.L. 1 & 2, SECTION 18,
TOWNSHIP 31 NORTH, RANGE 3 EAST, W.M. ISLAND COUNTY, WA

LAND DESCRIPTION

THAT PORTION OF GOVERNMENT LOTS 1 AND 2, SECTION 18, TOWNSHIP 31 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN AS DESCRIBED IN THAT DEED RECORDED APRIL 18, 2001, UNDER AUDITOR'S FILE NO. 4017251, RECORDS OF ISLAND COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL R33118-177-0390

THAT PORTION OF GOVERNMENT LOT 2 IN SECTION 18, TOWNSHIP 31 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 2; THENCE NORTH 255.5 FEET TO THE TRUE POINT OF BEGINNING; THENCE

EAST 584 FEET; THENCE

NORTH 6.5 FEET; THENCE

EAST TO THE WEST RIGHT-OF-WAY MARGIN OF THE COUNTY ROAD KNOWN AS EAST CAMANO DRIVE, AS DESCRIBED IN THOSE INSTRUMENTS RECORDED APRIL 16, 2004, UNDER AUDITOR'S FILE NO. S 4097311 AND 4097312, RECORDS OF ISLAND COUNTY, WASHINGTON; THENCE

NORTHERLY ALONG SAID WEST RIGHT-OF-WAY MARGIN TO THE POINT OF BEGINNING; THENCE

NORTH 6.50 FEET; THENCE

EAST TO THE WEST RIGHT-OF-WAY MARGIN OF THE COUNTY ROAD KNOWN AS EAST CAMANO DRIVE, AS DESCRIBED IN THOSE INSTRUMENTS RECORDED APRIL 16, 2004, UNDER AUDITOR'S FILE NO. S 4097311 AND 4097312, RECORDS OF ISLAND COUNTY, WASHINGTON; THENCE

SOUTHERLY ALONG SAID WEST MARGIN OF EAST CAMANO DRIVE, TO THE SOUTH LINE OF SAID GOVERNMENT LOT 2; THENCE

WEST ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION, IF ANY, LYING NORTHERLY OF THE SOUTHERLY LINE OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED OCTOBER 8, 1947, UNDER AUDITOR'S FILE NO. 69425, RECORDS OF ISLAND COUNTY, WASHINGTON;

(FORMERLY KNOWN AS PORTIONS OF VACATED BLOCKS 5 AND 6, PLAT OF FIRST ADDITION TO CAVALERO BEACH.)

PARCEL R33118-157-0390

A TRACT IN GOVERNMENT LOT 2 IN SECTION 18, TOWNSHIP 31 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 2; THENCE NORTH ALONG THE WEST LINE OF SAID GOVERNMENT LOT 2 A DISTANCE OF 255.50 FEET; THENCE

EAST 584 FEET; THENCE

NORTH 6.50 FEET; THENCE

EAST TO THE WEST RIGHT-OF-WAY MARGIN OF THE COUNTY ROAD KNOWN AS EAST CAMANO DRIVE, AS DESCRIBED IN THOSE INSTRUMENTS RECORDED APRIL 16, 2004, UNDER AUDITOR'S FILE NO. S 4097311 AND 4097312, RECORDS OF ISLAND COUNTY, WASHINGTON; THENCE

SOUTHERLY ALONG SAID WEST MARGIN OF EAST CAMANO DRIVE, TO THE SOUTH LINE OF SAID GOVERNMENT LOT 2; THENCE

WEST ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION, IF ANY, LYING NORTHERLY OF THE SOUTHERLY LINE OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED OCTOBER 8, 1947, UNDER AUDITOR'S FILE NO. 69425, RECORDS OF ISLAND COUNTY, WASHINGTON;

(FORMERLY KNOWN AS PORTIONS OF VACATED BLOCKS 5 AND 6, PLAT OF FIRST ADDITION TO CAVALERO BEACH.)

PARCEL R33118-090-0300

THAT PORTION OF GOVERNMENT LOT 1, SECTION 18, TOWNSHIP 31 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, LYING WESTERLY OF THE COUNTY ROAD KNOWN AS EAST CAMANO DRIVE AS DESCRIBED IN THOSE INSTRUMENTS RECORDED APRIL 16, 2004, UNDER AUDITOR'S FILE NO. S 4097311 AND 4097312, RECORDS OF ISLAND COUNTY, WASHINGTON;

SITUATE IN ISLAND COUNTY, WASHINGTON

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS IN FEE

SMALL OF THE LAND HEREIN DESCRIBED, HEREBY DEDICATE AND ALSO THE CAVALERO HILLS HOMEOWNERS ASSOCIATION, INC., AND THE CAVALERO HILLS HOMEOWNERS ASSOCIATION, INC., TO THE PUBLIC, FOR THE USE OF THE PUBLIC, AND FOR THE USE OF THE ASSOCIATION, ALL ACCESS AND/OR UTILITY EASEMENTS SHOWN HEREON, AND THE USE THEREOF FOR ALL PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PRIVATE ROADS, AND WHATEVER MUTUALLY OWNED PROPERTY THAT IS SHOWN ON THIS PLAT.

ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS IN THE REASONABLE ORIGINAL GRADING OF THE PRIVATE ROADS SHOWN HEREON, AND THE RIGHT TO DRAIN SAID ROADS OVER AND ACROSS ANY TRACT, LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE ORIGINAL GRADING OF SAID ROADS IS HEREBY GRANTED TO THE CAVALERO HILLS HOMEOWNERS ASSOCIATION, ALSO, THE RIGHT TO DRAIN THE PRIVATE AND PUBLIC ROADS OVER AND ACROSS ANY TRACT, LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE ORIGINAL GRADING OF SAID ROADS, IS HEREBY GRANTED TO THE PUBLIC.

GRANTED HEREBY IS A WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST ISLAND COUNTY AND THE CAVALERO HILLS HOMEOWNERS ASSOCIATION WHICH MAY BE OCCASIONED TO THE ADJACENT LAND WITHIN THE PLAT BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID PUBLIC AND PRIVATE ROADS.

ALL LOTS, TRACTS OR PARCELS OF LAND EMBRACED IN THIS PLAT ARE SUBJECT TO RESTRICTIVE AND PROTECTIVE COVENANTS BEING RECORDED IN VOLUME 414-3278 UNDER AUDITOR'S FILE NO. 414-3278 RECORDS OF ISLAND COUNTY, WASHINGTON.

CROSSWIND LANDINGS, INC.

STEVE W. FLYNN

PRESIDENT/TREASURER/CFO

PORT SUSAN INVESTMENTS, INC.

KATHLEEN BELL FLYNN

PRESIDENT

KATHLEEN BELL FLYNN

PRESIDENT

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PRESIDENT

KATHLEEN BELL FLYNN

PRESIDENT

ACKNOWLEDGMENTS

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) SS

ON August 4, 2005, BEFORE ME, HARRET MOORE

PERSONALLY APPEARED STEVE M. FLYNN AND KATHLEEN BELL FLYNN

BEING PERSONALLY KNOWN TO ME, I PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

Harret Moore

Commission # 1523506

Notary Public - California

San Diego County

My Comm. Expires Oct 31, 2008

EASEMENT PROVISIONS

AN EASEMENT IS RESERVED FOR AND GRANTED TO THE CAVALERO HILLS HOMEOWNERS ASSOCIATION, SNOHOMISH COUNTY PUBLIC UTILITY DISTRICT NO. 1, CAMANO WATER ASSOCIATION, VERIZON NORTHWEST, CASCADE NATURAL GAS CORPORATION, U.S. POSTAL SERVICE, COMCAST CABLE, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE 30/50-FOOT ACCESS AND UTILITY EASEMENTS AND THE 10-FOOT X 10-FOOT UTILITY EASEMENTS ADJOINING SAID 30/50-FOOT EASEMENTS SHOWN HEREON IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE EFFLUENT LINES, WATER LINES, UNDERGROUND CONDUIITS, CABLES, WIRES AND VALVES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSES OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH DRAIN FIELD EFFLUENT LINES, ELECTRIC, TELEPHONE, WATER, GAS, CABLE TELEVISION, IRRIGATION AND POSTAL SERVICES, TOGETHER WITH THE RIGHT TO ACCESS AT ALL TIMES FOR THE PURPOSES STATED.

THE REGULATED TYPE 3 STREAM AND ITS ASSOCIATED 150 FOOT BUFFER AS SHOWN HEREON SHALL BE MAINTAINED IN ITS NATURAL, UNDISTURBED STATE, UNLESS OTHERWISE AUTHORIZED BY ISLAND COUNTY. ANY ALTERATION TO REGULATED WETLANDS, STREAMS OR OTHER BUFFERS IS PROHIBITED, INCLUDING REMOVAL OF TREES, BRUSH OR OTHER VEGETATION, CONSTRUCTION OF ACCESSSES, BRIDGES OR TRAILS, INSTALLATION OF UTILITIES, INCLUDING WELLS AND SEPTIC SYSTEMS AND THEIR LINES, AND ANY EXCAVATION, CLEARING, OR FILL.

3. DIRECT VEHICULAR ACCESS FROM ALL 49 LOTS IS RESTRICTED TO THE TWO APPROVED ACCESS POINTS TO EAST CAMANO DRIVE SHOWN HEREON.

4. NO BLOCKING, DIVERTING, OR OTHER ALTERATION OF EXISTING, NATURAL, OR APPROVED MAN-MADE DRAINAGE WAYS IS PERMITTED WITHOUT THE PRIOR APPROVAL OF THE ISLAND COUNTY ENGINEERING DEPARTMENT. NO ALTERATION OF THE ACCESS POINTS OR OTHER ROADSIDE DRAINAGE SYSTEM IS PERMITTED WITHOUT APPROVAL OF THE ISLAND COUNTY ROADS DEPARTMENT.

RESTRICTIONS

1. THE 30 FOOT LANDSCAPE BUFFER ADJACENT TO EAST CAMANO DRIVE, AND THE 25 FOOT BUFFER ALONG THE NORTH AND WEST PROPERTY BOUNDARY AS SHOWN HEREON, SHALL REMAIN IN AN UNDISTURBED, NATURAL STATE, WITH THE EXCEPTION OF THE APPROVED WALKING TRAILS AND THE REPLACEMENT OF DEAD, DYING, OR DISEASED LANDSCAPING, WHICH SHALL BE REPLACED IMMEDIATELY, OR IF IN WINTER, WITHIN THE NEXT PLANTING SEASON.

2. THE REGULATED TYPE 3 STREAM AND ITS ASSOCIATED 150 FOOT BUFFER AS SHOWN HEREON SHALL BE MAINTAINED IN ITS NATURAL, UNDISTURBED STATE, UNLESS OTHERWISE AUTHORIZED BY ISLAND COUNTY. ANY ALTERATION TO REGULATED WETLANDS, STREAMS OR OTHER BUFFERS IS PROHIBITED, INCLUDING REMOVAL OF TREES, BRUSH OR OTHER VEGETATION, CONSTRUCTION OF ACCESSSES, BRIDGES OR TRAILS, INSTALLATION OF UTILITIES, INCLUDING WELLS AND SEPTIC SYSTEMS AND THEIR LINES, AND ANY EXCAVATION, CLEARING, OR FILL.

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4. NO BLOCKING, DIVERTING, OR OTHER ALTERATION OF EXISTING, NATURAL, OR APPROVED MAN-MADE DRAINAGE WAYS IS PERMITTED WITHOUT THE PRIOR APPROVAL OF THE ISLAND COUNTY ENGINEERING DEPARTMENT. NO ALTERATION OF THE ACCESS POINTS OR OTHER ROADSIDE DRAINAGE SYSTEM IS PERMITTED WITHOUT APPROVAL OF THE ISLAND COUNTY ROADS DEPARTMENT.

5. ALL LOTS ARE SUBJECT TO DRAINAGE MAINTENANCE AGREEMENT AND COVENANTS AS RECORDED UNDER AFN 4116741.

6. THIS PLAT IS SUBJECT TO AND/OR TOGETHER WITH THE PROVISIONS OF THOSE INSTRUMENTS RECORDED OCTOBER 9, 1992, MAY 25, 1994, JULY 19, 1994, SEPTEMBER 15, 1977, JULY 19, 1995 AND FEBRUARY 25, 1999, UNDER AUDITOR'S FILE NUMBERS 87594, 93636, 94416, 319816, 95011227 AND 99004690, RESPECTIVELY, RECORDS OF ISLAND COUNTY.

7. IRON REBAR, WITH PLASTIC CAPS MARKED, "FK, LS 11941, ARE SET AT ALL PROPERTY CORNERS OR AT INTERSECTION OF ACCESS EASEMENT AND PROPERTY LINE, AS APPROPRIATE, EXCEPT THAT WHERE THERE IS A 10 FT X 10 FT UTILITY EASEMENT TO SNOHOMISH COUNTY PUBLIC UTILITY DISTRICT NO. 1 THE IRON REBAR IS SET AT THE BACK LINE OF SAID UTILITY EASEMENT, DUE TO TOPOGRAPHY OF SOME LOTS; IRON REBAR WITH CAPS, ARE SET ALONG SOME PROPERTY LINES AND ARE SHOWN HEREON.

8. CERTIFICATION, AS CONTAINED HEREIN, COMPRISES THE DECLARATION OF THE SURVEYOR'S PROFESSIONAL JUDGMENT. IT DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED, AND DOES NOT RELIEVE ANY OTHER PARTY OF ANY LIABILITY OR OBLIGATION UNDER ANY APPLICABLE CONTRACT, APPLICABLE CODES, STANDARDS, REGULATIONS OR ORDINANCES.

9. SURVEY EQUIPMENT USED FOR THE FIELD SURVEY IS A LEICA TS805L TOTAL STATION WITH RETRO-PRISMS, CALIBRATED AGAINST NGS BASELINE "BAVVIEW" ON FEBRUARY 18, 2005.

NOTES

1. ISLAND COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN PRIVATE ROADS CONTAINED WITHIN OR PRIVATE ROADS PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS DEVELOPMENT.

2. DEVELOPMENT OF EACH PARCEL SHALL EMPLOY ADEQUATE EROSION AND SEDIMENTATION CONTROLS TO PREVENT TRANSPORT OF SEDIMENT INTO THE STORMWATER CONVEYANCE SYSTEM.

3. PRIOR TO BUILDING PERMIT ISSUANCE, THE FOLLOWING REQUIREMENTS MUST BE MET:

- WATER QUALITY VERIFICATION FORM MUST BE APPROVED BY THE ISLAND COUNTY HEALTH DEPARTMENT.

- PERMIT FOR A SEWAGE DISPOSAL SYSTEM MUST BE ISSUED BY THE ISLAND COUNTY HEALTH DEPARTMENT.

4. ALL LOTS ARE SUBJECT TO COVENANTS CODES AND RESTRICTIONS AND PRIVATE ROAD MAINTENANCE PROVISIONS IDENTIFIED THEREIN AS RECORDED UNDER AFN 414-3278.

5. ALL LOTS ARE SUBJECT TO DRAINAGE MAINTENANCE AGREEMENT AND COVENANTS AS RECORDED UNDER AFN 4116741.

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LAND SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF ISLAND COUNTY AND THE WASHINGTON STATE SURVEY RECORDING ACT, IN THE MONTH OF August, 2005

Robert D. Gray

ROBERT D. GRAY, P.L.S.

CERTIFICATE NO. 11941

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BOARD OF COUNTY COMMISSIONER'S APPROVAL CERTIFICATE

THIS PLAT CONFORMS TO THE REQUIREMENTS OF SUBDIVISIONS AS ESTABLISHED BY CHAPTER 16.06, ISLAND COUNTY CODE, AND IS HEREBY APPROVED THIS 6 DAY OF Dec, 2005.

Philip Bakke

PHILIP BAKKE, ISLAND COUNTY PLANNING DIRECTOR

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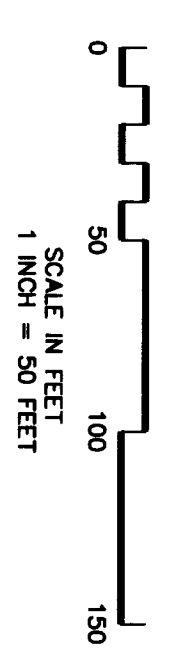
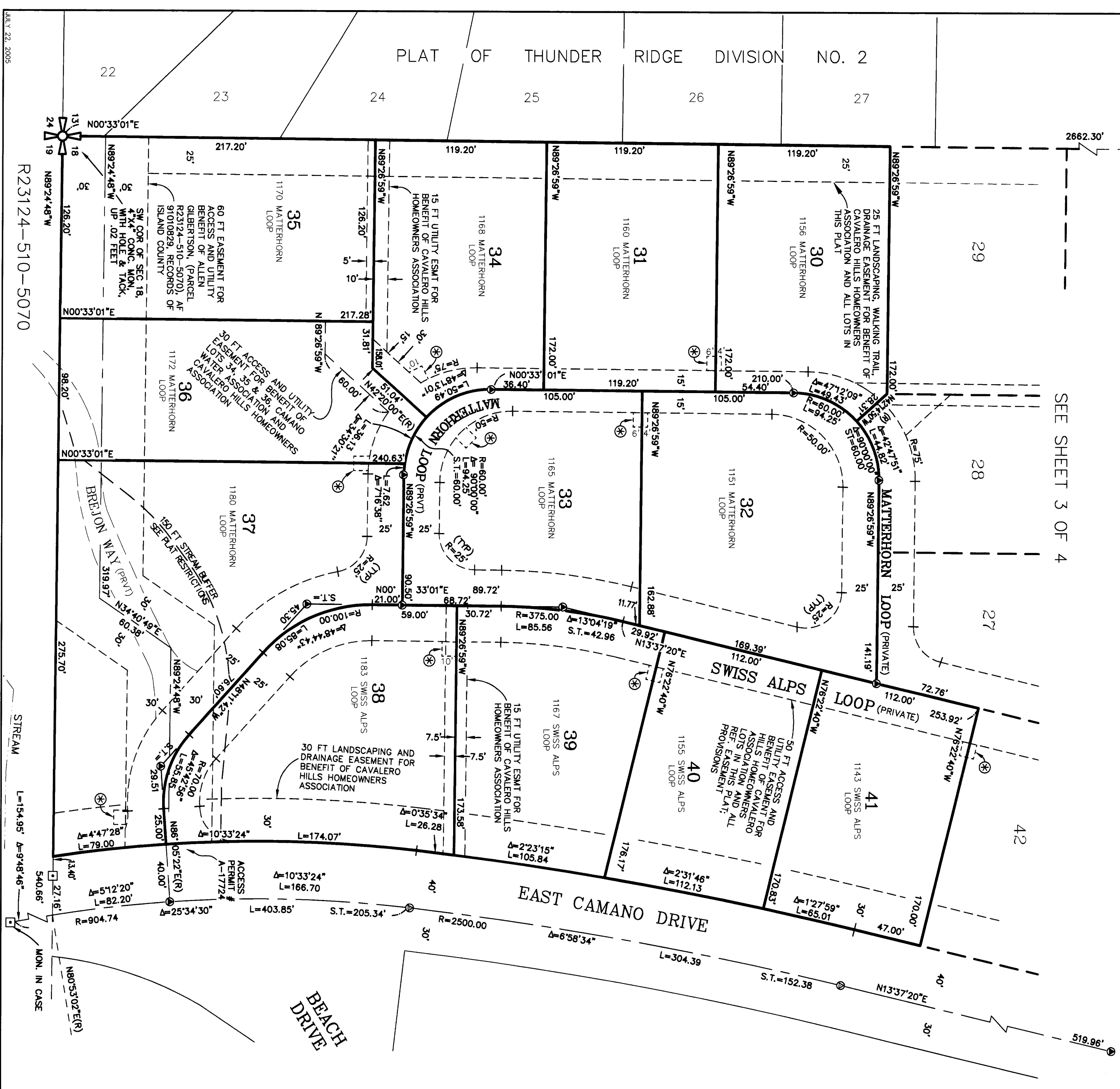
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PLAT OF CAVALERO HILLS, DIV. NO. 1

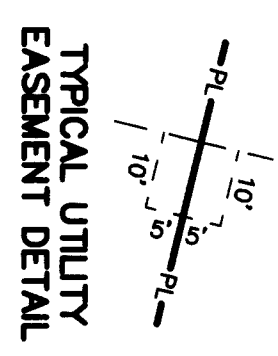
A PORTION OF G.L. 1 & 2, SECTION 18
TOWNSHIP 31 NORTH, RANGE 3 EAST, W.M. ISLAND COUNTY, WA

LONG PLAT NO. PLP 087/03. R33118-177-0390
R33118-157-0390
R33118-090-0300

SEE SHEET 3 OF 4



- ⊙ EXISTING ALUMINUM/BRASS SURFACE MONUMENT
- ⊙ CAST ALUMINUM SURFACE MONUMENT MARKED F/K, LS 11941.
- ⊙ SET THIS SURVEY
- ⊙ EXISTING CONCRETE MONUMENT
- ⊙ DENOTES 10x10" (TYP. EXCEPT AS NOTED) UTILITY EASEMENT FOR THE BENEFIT OF SNOHOMISH COUNTY PUBLIC UTILITY DISTRICT NO. 1. REFERENCE EASEMENT PROVISIONS, SEE TYPICAL UTILITY EASEMENT DETAIL BELOW.



8/5/05

PLAT OF
CAVALERO HILLS DIV. NO. 1

FAKEMA & KINGMA, INC.
CONSULTING ENGINEERS & SURVEYORS
840 SE 8th AVE STE 102 - OAK HARBOR, WA 98277 675-5973

R23124-510-5070

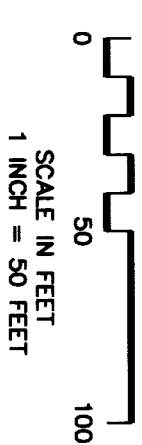
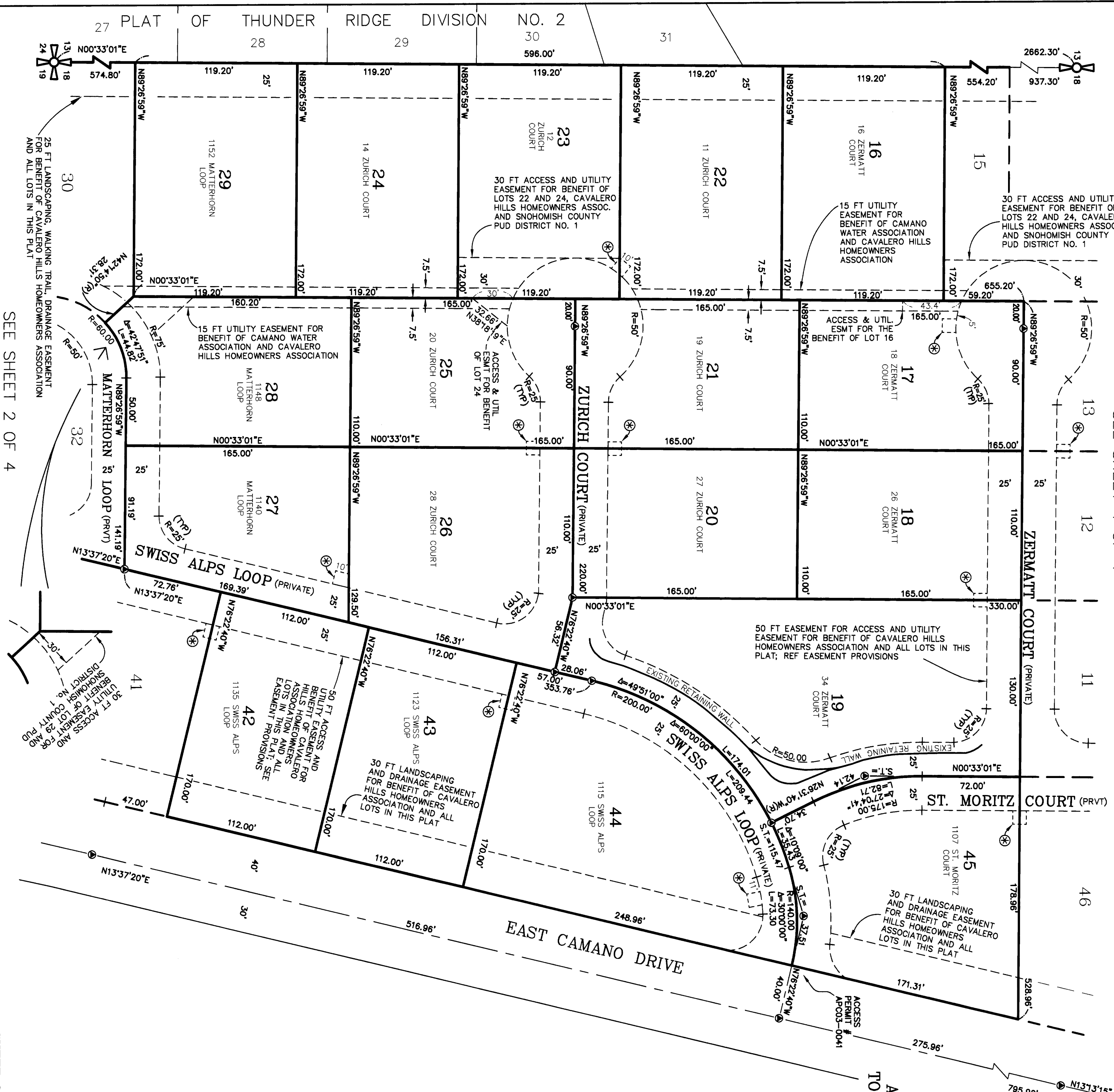
SHEET 2 OF 5

JULY 22, 2005

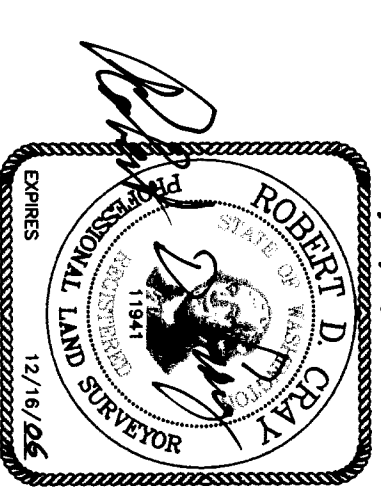
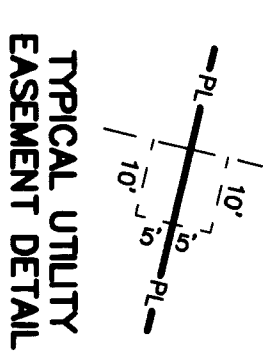
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PLAT OF
CAVALERO
HILLS,
DIV. NO. 1
A PORTION OF G.L. 1 & 2, SECTION 18,
TOWNSHIP 31 NORTH, RANGE 3 EAST, W.M.
ISLAND COUNTY, WA

SEE SHEET 4 OF 4



- ⊙ EXISTING ALUMINUM/BRASS SURFACE MONUMENT
- ⊙ CAST ALUMINUM SURFACE MONUMENT MARKED F/K, LS 11941, SET THIS SURVEY
- EXISTING CONCRETE MONUMENT
- ⊕ DENOTES 10'-10" (TYP EXCEPT AS NOTED) UTILITY EASEMENT FOR THE BENEFIT OF SNOHOMISH COUNTY PUBLIC UTILITY DISTRICT NO. 1. REFERENCE EASEMENT PROVISIONS, SEE TYPICAL UTILITY EASEMENT DETAIL BELOW.



PLAT OF
CAVALERO HILLS DIV. NO. 1

FAKREMA & KINGMA, INC.
CONSULTING ENGINEERS & SURVEYORS
840 SE 8th AVE STE 102 - OAK HARBOR, WA 98277 675-5973

SHEET 3 OF 5

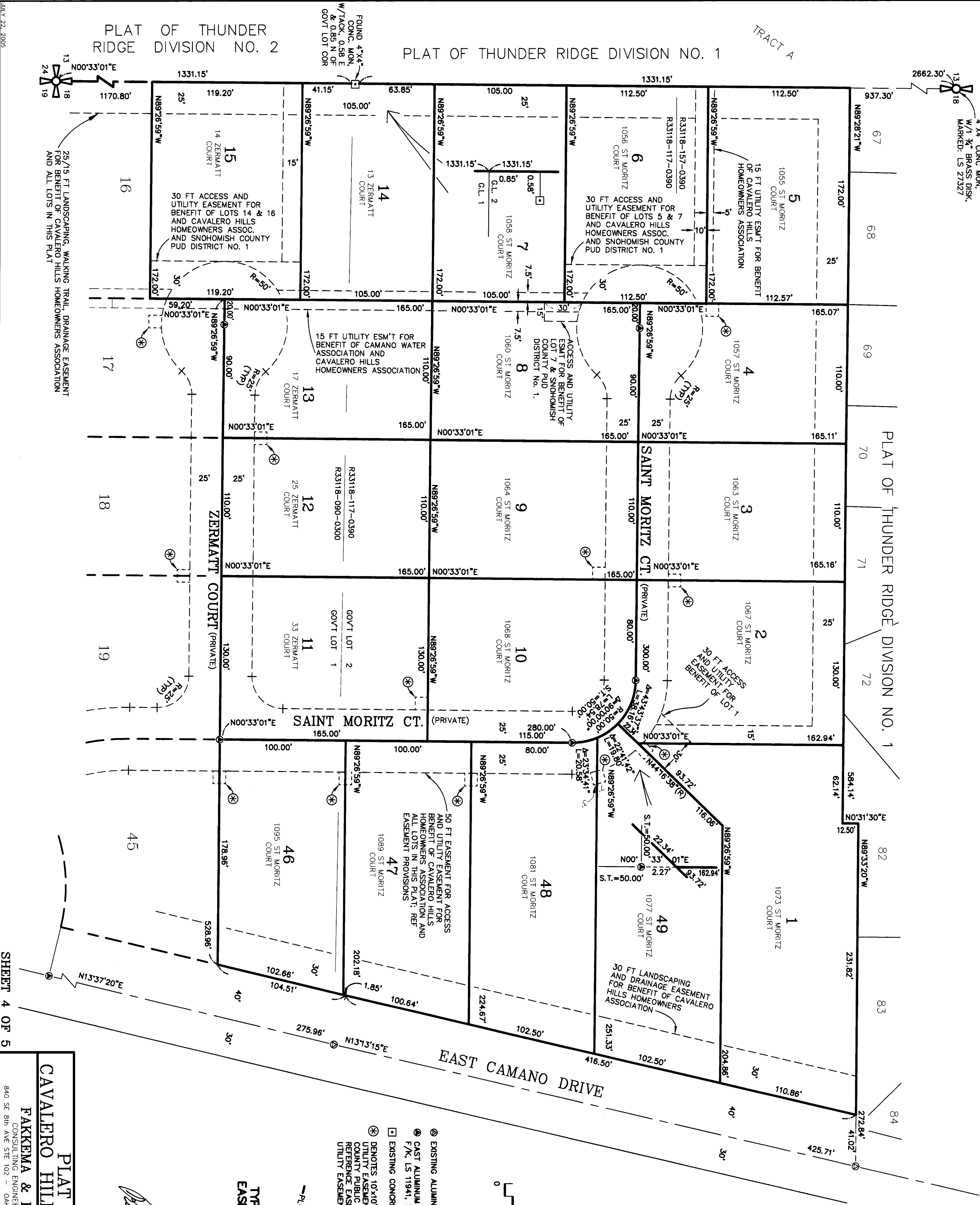
SEE SHEET 2 OF 4

JULY 22, 2005

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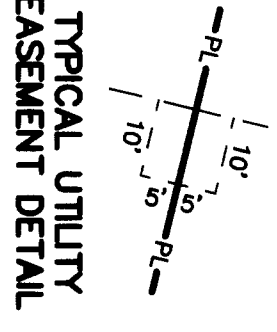
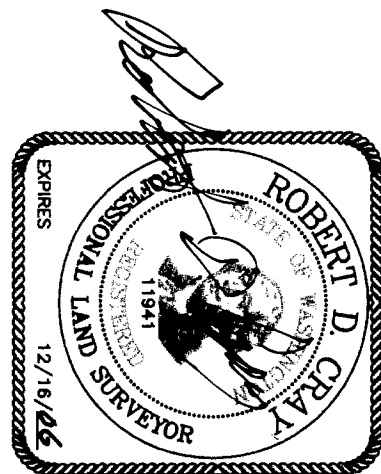
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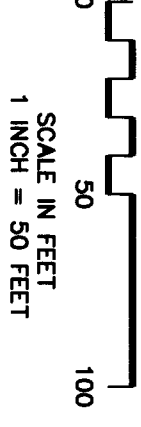


SHEET 4 OF 5

PLAT OF
CAVALERO HILLS DIV. NO. 1
FAKKEMA & KINGMA, INC.
CONSULTING ENGINEERS & SURVEYORS
840 SE 8th AVE STE 102 - OAK HARBOR, WA 98277 675-5973

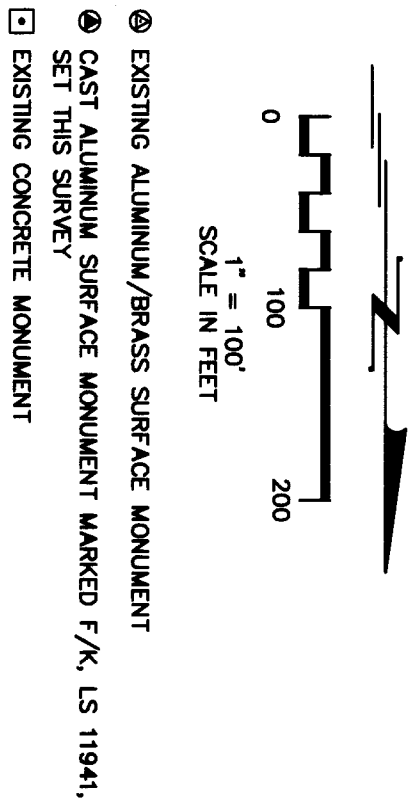
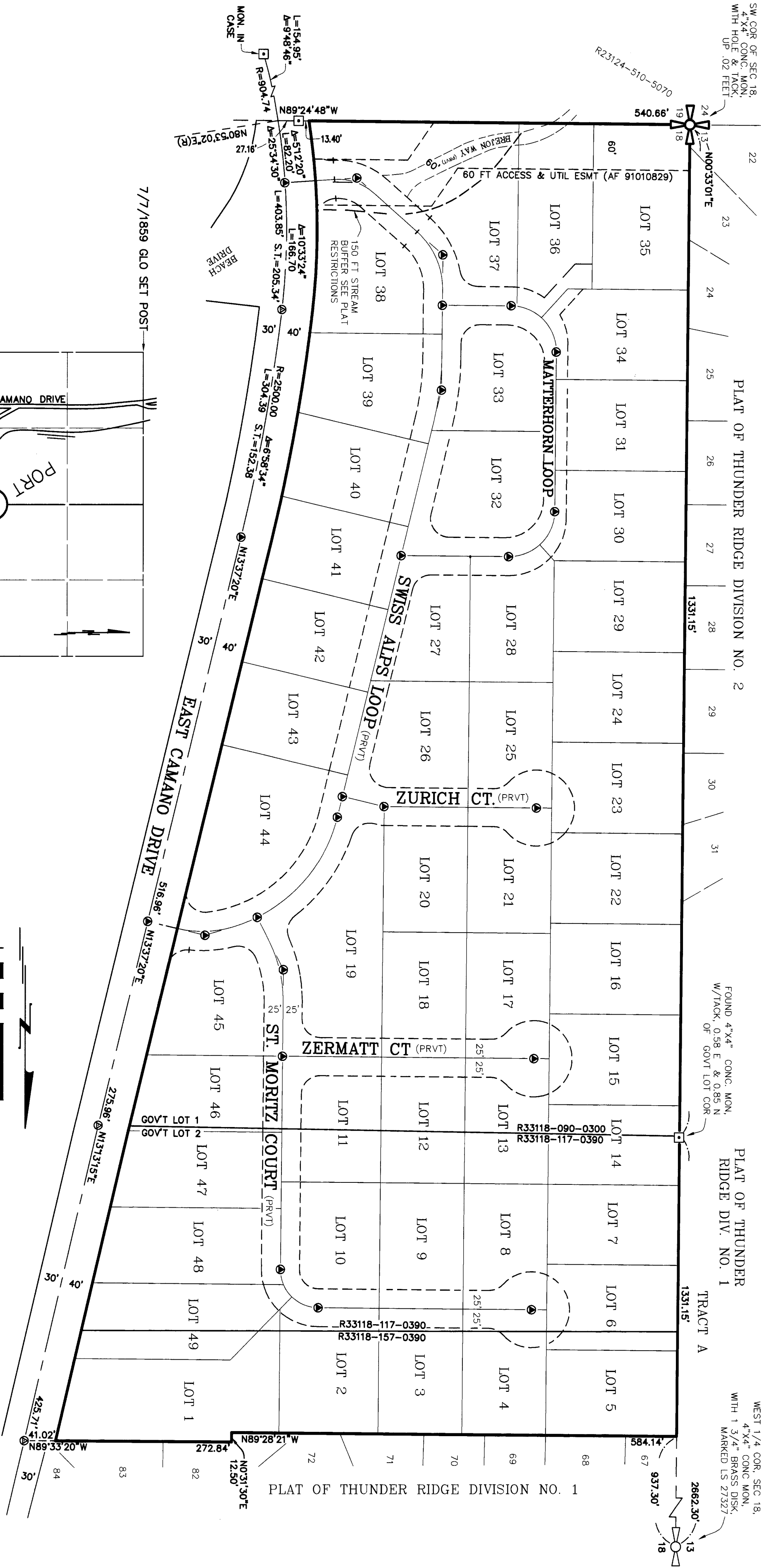


- ⊙ EXISTING ALUMINUM/BRASS SURFACE MONUMENT
- ⊙ CAST ALUMINUM SURFACE MONUMENT MARKED F/K/L 11941, SET THIS SURVEY
- EXISTING CONCRETE MONUMENT
- ⊙ DENOTES 10'x10' (TYP EXCEPT AS NOTED) UTILITY EASEMENT FOR THE BENEFIT OF SNOHOMISH COUNTY PUBLIC UTILITY DISTRICT NO. 1. REFERENCE EASEMENT PROVISIONS, SEE TYPICAL UTILITY EASEMENT DETAIL BELOW.



PLAT OF CAVALERO HILLS, DIV. NO. 1

A PORTION OF G.L. 1 & 2, SECTION 18
TOWNSHIP 31 NORTH, RANGE 3 EAST, W.M. ISLAND COUNTY, WA



NOTE:
THIS DRAWING HAS BEEN SIMPLIFIED TO SHOW TOTAL LOT CONFIGURATION AND EXTENT OF PROPERTY DESIGNATED FOR SUBDIVISION. ALL LOTS ARE SUBJECT TO INTERNAL EASEMENTS AND OTHER RESTRICTIONS AS DETAILED ON SHEETS 1 THROUGH 4 OF THESE FINAL PLAT DRAWINGS.



B/5/25

PLAT OF
CAVALERO HILLS DIV. NO. 1

FAKKEMA & KINGMA, INC.

CONSULTING ENGINEERS & SURVEYORS
840 SE 8th AVE STE 102 - OAK HARBOR, WA 98277 675-5973